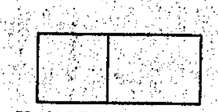
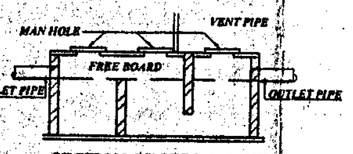
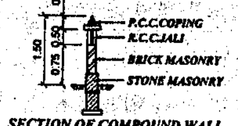


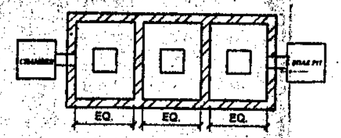
PLAN OF SUCTION TANK
SCALE:- 1:100



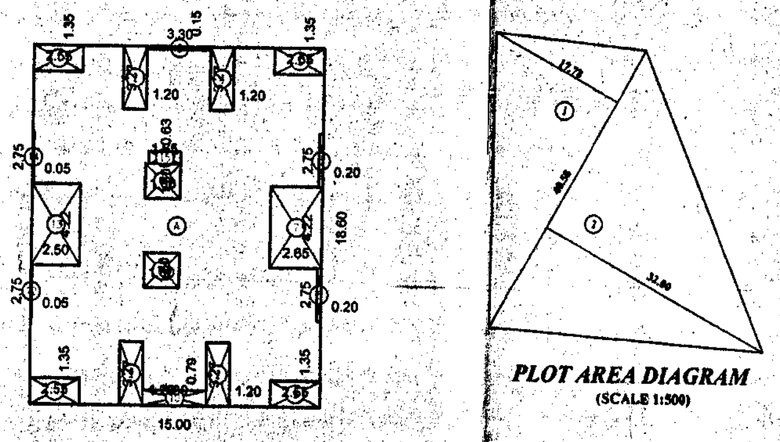
SECTION OF SEPTIC TANK
SCALE:- 1:100



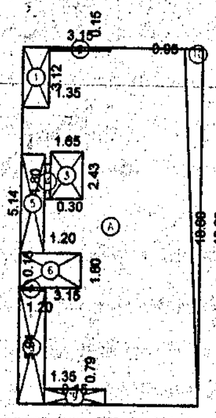
SECTION OF COMPOUND WALL
SCALE:- 1:100



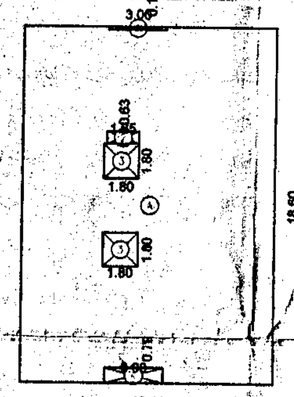
PLAN OF SEPTIC TANK
SCALE:- 1:100



P-LINE DIAGRAM
2ND TO 5TH FLOOR PLAN
(SCALE 1:200)



P-LINE DIAGRAM
GROUND FLOOR PLAN
(SCALE 1:200)



P-LINE DIAGRAM
1ST FLOOR PLAN
(SCALE 1:200)

P-LINE AREA CALCULATION

TYPICAL FLOOR 2ND TO 5TH FLOOR							
A	15.00	X	18.60	X 1 NO	=	279.00	SQ.MT.
				TOTAL ADDITION	=	279.00	SQ.MT. X

DEDUCTIONS							
1	2.55	X	1.35	X 1 NO	=	3.44	SQ.MT.
2	1.20	X	3.20	X 3 NOS	=	11.52	SQ.MT.
3	3.10	X	0.15	X 1 NO	=	0.50	SQ.MT.
4	1.20	X	3.20	X 1 NO	=	3.84	SQ.MT.
5	2.55	X	1.35	X 1 NO	=	3.44	SQ.MT.
6	0.20	X	2.75	X 1 NO	=	0.55	SQ.MT.
7	2.65	X	4.22	X 1 NO	=	11.18	SQ.MT.
8	0.20	X	2.75	X 1 NO	=	0.55	SQ.MT.
9	2.55	X	1.35	X 1 NO	=	3.44	SQ.MT.
10	3.60	X	0.79	X 1 NO	=	2.84	SQ.MT.
11	2.55	X	1.35	X 1 NO	=	3.44	SQ.MT.
12	0.05	X	2.75	X 1 NO	=	0.14	SQ.MT.
13	2.50	X	4.22	X 1 NO	=	10.55	SQ.MT.
14	0.05	X	2.75	X 1 NO	=	0.14	SQ.MT.
15	1.65	X	0.63	X 1 NO	=	1.04	SQ.MT.
16	1.80	X	1.80	X 2 NOS	=	6.48	SQ.MT.
				TOTAL DEDUCTION	=	63.25	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	215.74	SQ.MT. X1

P-LINE AREA CALCULATION

GROUND FLOOR							
A	9.29	X	18.60	X 1 NO	=	172.79	SQ.MT.
				TOTAL ADDITION	=	172.79	SQ.MT. X

DEDUCTIONS							
1	1.35	X	3.13	X 1 NO	=	4.23	SQ.MT.
2	3.15	X	0.15	X 1 NO	=	0.47	SQ.MT.
3	1.65	X	2.43	X 1 NO	=	4.01	SQ.MT.
4	0.30	X	1.80	X 1 NO	=	0.54	SQ.MT.
5	1.20	X	5.14	X 1 NO	=	6.17	SQ.MT.
6	3.15	X	1.80	X 1 NO	=	5.67	SQ.MT.
7	1.20	X	5.15	X 1 NO	=	6.18	SQ.MT.
8	1.35	X	5.94	X 1 NO	=	8.02	SQ.MT.
9	3.15	X	0.79	X 1 NO	=	2.49	SQ.MT.
10	1/2 X	10.60	X	0.54 X 1 NO	=	5.02	SQ.MT.
				TOTAL DEDUCTION	=	35.02	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	132.11	SQ.MT. X1

P-LINE AREA CALCULATION

FIRST FLOOR							
A	13.11	X	18.60	X 1 NO	=	243.85	SQ.MT.
				TOTAL ADDITION	=	243.85	SQ.MT. X

DEDUCTIONS							
1	3.00	X	0.15	X 1 NO	=	0.45	SQ.MT.
2	1.45	X	0.63	X 1 NO	=	1.04	SQ.MT.
3	1.80	X	1.80	X 2 NOS	=	6.48	SQ.MT.
4	3.00	X	0.79	X 1 NO	=	2.37	SQ.MT.
				TOTAL DEDUCTION	=	10.29	SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]					=	233.46	SQ.MT. X1

PLOT AREA DIAGRAM
(SCALE 1:500)

PLOT AREA CALCULATION

PLOT AREA							
1	1/2 X	40.58	X	11.78 X 1 NO	=	360.72	SQ.MT.
2	1/2 X	40.58	X	32.00 X 1 NO	=	649.28	SQ.MT.
				TOTAL ADDITION	=	1010.00	SQ.MT. X

DOORS AND WINDOWS SCHEDULE

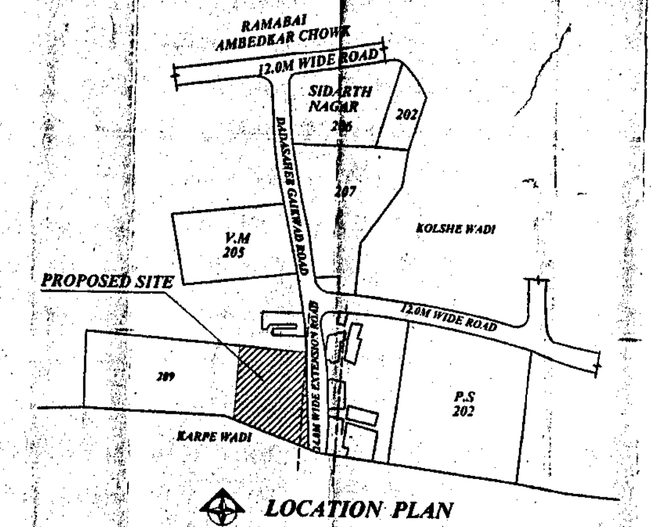
TYPE	SIZE	REMARKS
D	1.05 X 2.10	T.W. FRAMED PANELED DOOR.
D1	0.90 X 2.10	T.W. FRAMED PANELED DOOR.
D3	0.75 X 2.00	T.W. FRAMED PARTLY GLAZED SINTEX DOOR
PD	2.04 X 2.10	ALU. FRAMED GLAZED PANELLED FRENCH DOOR
W	1.50 X 1.50	ALU. FRAMED GLAZED PANELLED WINDOW
W1	1.00 X 1.50	ALU. FRAMED GLAZED PANELLED WINDOW
V	0.60 X 0.90	T.W. FRAMED GLAZED LOUVERED WINDOW

CARPET AREA STATEMENT

FLOOR	FLAT NO.	CARPET AREA (SQ.MT.)
	201 TO 501	28.96 SQ.MT.
	202 TO 502	28.96 SQ.MT.
2ND TO 5TH FLOOR	203 TO 503	28.61 SQ.MT.
	204 TO 504	28.61 SQ.MT.

AREA DETAIL OF APARTMENT

FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT		AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
2ND TO 5TH FLOOR	16 NOS.	201 TO 501	28.96 SQ.MT.	9.35 SQ.MT.	NIL
		202 TO 502	28.96 SQ.MT.	8.55 SQ.MT.	NIL
		203 TO 503	28.61 SQ.MT.	9.35 SQ.MT.	NIL
		204 TO 504	28.61 SQ.MT.	9.35 SQ.MT.	NIL



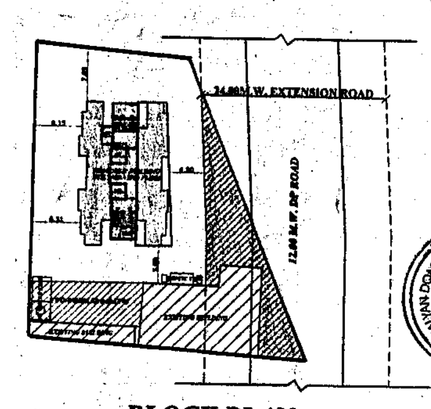
LOCATION PLAN

P- LINE AREA STATEMENT

FLOOR	BUILT UP AREA SQ.MT.
GR./STILT FLOOR	132.11
1ST FLOOR COMM.	233.46
2ND FLOOR	215.74
3RD FLOOR	215.74
4TH FLOOR	215.74
5TH FLOOR	215.74
TOTAL AREA = 1228.53 SQ.FT.	

PARKING AREA STATEMENT

ONE PARKING AREA FOR EVERY TENEMENTS	Nos. OF FLATS	Nos. OF CAR	Nos. OF SCOOTER
1) FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE	NIL	NIL	NIL
2) FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	NIL	NIL	NIL
3) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	NIL	NIL	NIL
4) FOR EVERY TWO TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	NIL	NIL	00 NOS.
5) FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.		NIL	32 NOS.
6) COMMERCIAL AREA PARKING AREA 365.57 SQ.M./ 100.00 SM		7.31 NOS	21.93 NOS
7) ADDITION 5% RESI. VISITOR PARKING (5% of 5)	NIL	NIL	1.6 NOS
8) TOTAL REQUIRED PARKING		7.31 NOS.	55.53 NOS.
9) TOTAL REQUIRED PARKING CAR & SCOOTER (80% of 8) AS PER UDCPR REGULATION NO. 8.2.3 TABLE NO.8C	NIL	5.84 NOS.	44.42 NOS.
TOTAL PROPOSED PARKING		6 NOS.	45 NOS



BLOCK PLAN
(SACLE 1:500)

PROPOSED BUILDING

FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR , AS PER OUTER CONSTRUCTION LINE.
GR./STILT+ 5TH FLOOR	1228.53

STAMP OF APPROVAL OF PLAN

SHE

CONSTANCE :- BLOCK PLAN, FLOOR PLAN, SECTION DRAWING, BUILT UP AREA CALCULATION

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- EDMC/TPD/BP/KD/2022-23/11.

Date :- 20/04/2022.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation.

AREA STATEMENT		SQ.M.
	Area of plot (Minimum area of a, b, c to be considered)	1010.00
(a)	As per ownership document (7/12, CTS extract)	
(b)	as per measurement sheet	
(c)	as per site	
2.	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening	133.00
(b)	Any D.P. Reservation area (P.S)	—
	(Total a+b)	
3.	BALANCE AREA OF PLOT (1-2)	877.00
4.	Amenity Space (if applicable)	
(a)	Required -	
(b)	Adjustment of 2(b), if any -	
(c)	Balance Proposed -	
5.	Net Plot Area [3-4(c)]	877.00
6.	Recreational Open space (if applicable)	
(a)	Required -	
(b)	Proposed -	
7.	Internal Road area	
8.	Plotable area (if applicable)	
9.	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI) (877.00 x 1.1)	964.70
10.	Addition of FSI on payment of premium (0.50)	—
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	
(b)	Proposed FSI on payment of premium (0.50 OF 10.)	
11.	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any (133.00 - 60.00 = 73.00) (73.00 x 2.05 = 149.65)	149.65
(b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or (c)]	
(c)	TDR area	—
(d)	Total in-situ / TDR loading proposed [11 (a) + (b) + (c)]	149.65
12.	Additional FSI area under Chapter No. 7	
13.	Total entitlement of FSI in the proposal	
(a)	[9 + 10(b) + 11(d)] or 12 whichever is applicable	1114.35
(b)	Ancillary Area FSI upto 60% with payment of charges — 1114.35 - 203.54 = 911.26	
	COMMERCIAL 80% OF 203.09	162.47
	RESIDENTIAL 60% OF 911.26 = 620.55	600.00
(c)	Total entitlement (a + b)	1876.82
14.	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8]	
15.	Total Built-up Area in proposal (excluding area at Sr. No. 17 b)	
(a)	Structur to be retained area	648.00
(b)	Proposed Built-up Area (as per 'P-Line')	1228.53
(c)	Total (a + b)	1876.53
16.	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	
17.	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr. No. 5)	
(b)	Proposed	

APPENDIX - C

THE PLANS PREPARED BY WE ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY INDIAN STANDARD INSTITUTE & I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE / NEGLIGENCE OF THE STANDARDS.

ENGINEER AS SIGNATURE

OWNER'S DECLARATION –

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER (S) NAME AND SIGNATURE

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 25/07/2018 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA OF WHOLE UNIT IS 1010.00 SQ.MTS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT.

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED BLDG. ON PLOT BEARING S.NO.209, H.NO.3/2 AT VILLAGE KALAYAN, TAL. - KALYAN, DIST- THANE

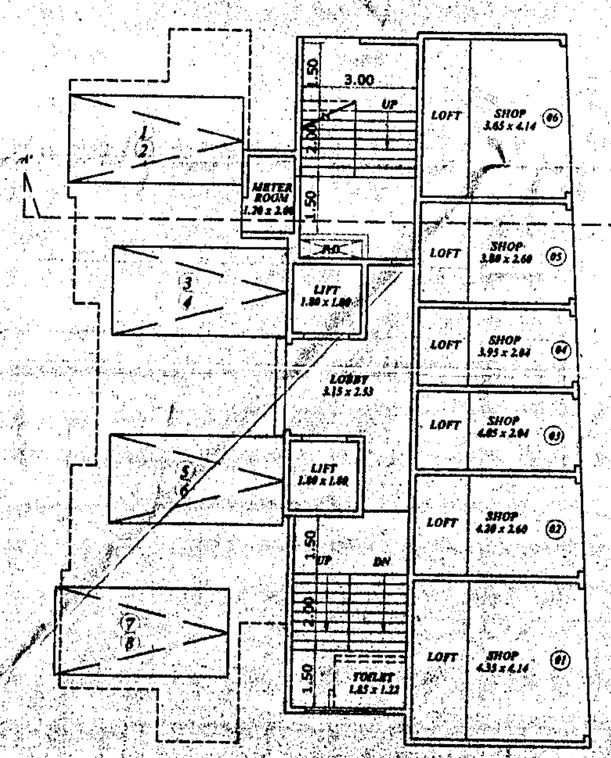
NAME & SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
RAJ BUILDERS & DEVELOPERS THROUGH PROPRIETOR SHREE. RAJ PRITAM CHATURVEDI	NARGIS D. SHAIKH (License No. - CA/92/15118)
SIGNATURE	

DRG.NO.	JOB.NO.	SCALE	DATE	DRAWN BY.	CHECKED BY.
1	R - 54	AS SHOWN		AAKANKSHA.W	PRAVEEN.S

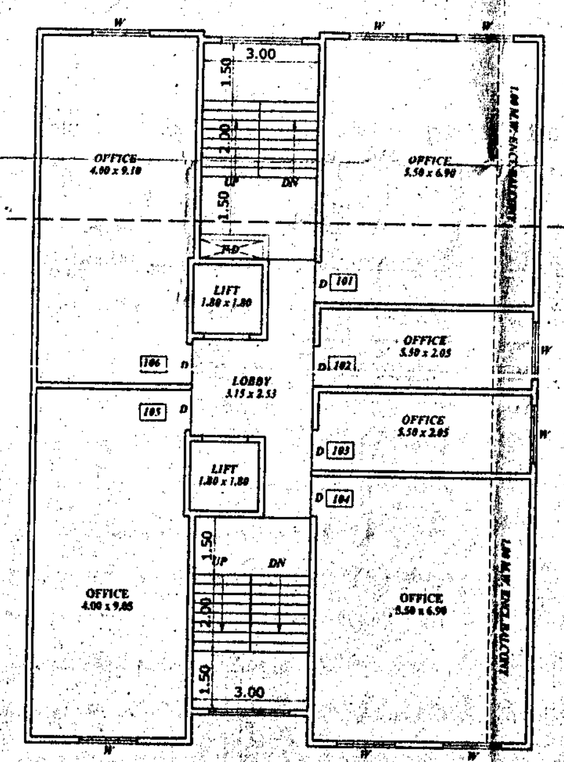
NORTH

ARCHITECTS & CONSULTANTS

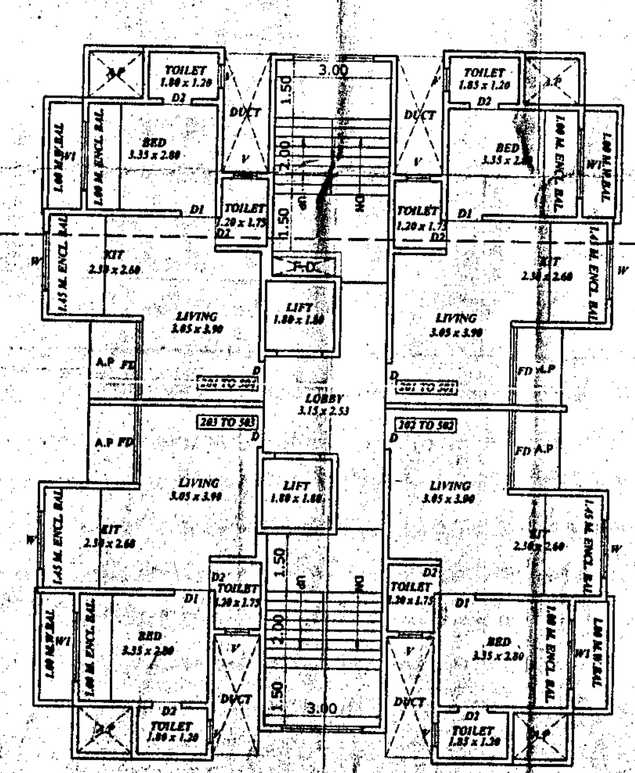
De-con Consultants
ARCHITECTS, INTERIOR DESIGNERS, REGD. VALUERS & PROJECT CONSULTANTS
S-1, RAJASHREE TOWER, RAMBAUG LANE No. 6, KALYAN(W)421304. Tel. 5617899.



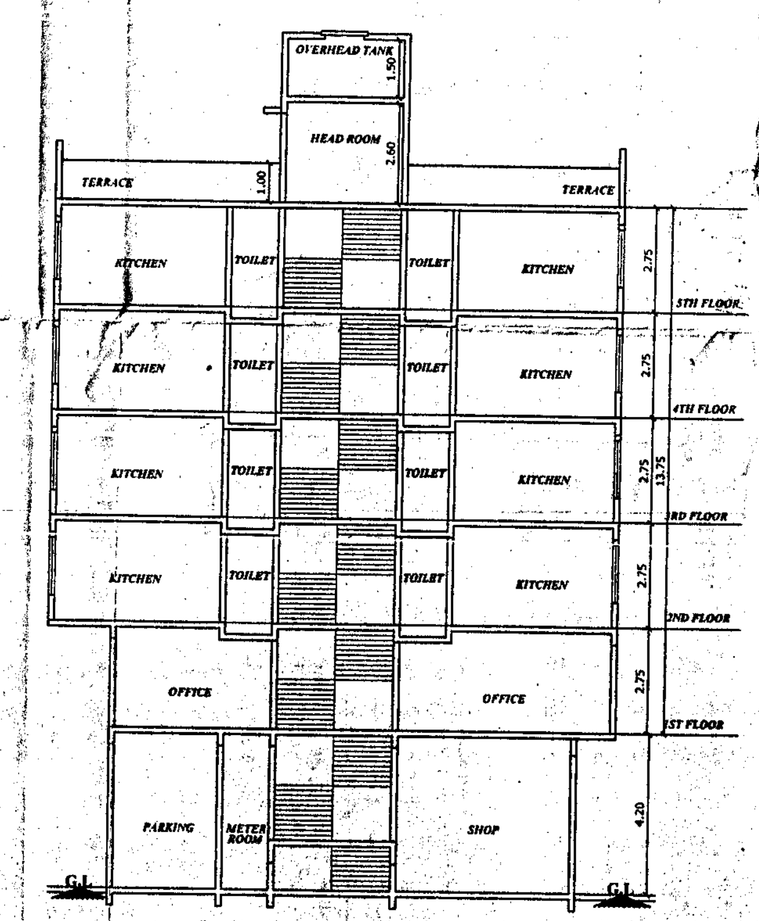
GROUND FLOOR PLAN
(SCALE 1:100)



1ST FLOOR PLAN
(SCALE 1:100)



TYPICAL 2ND TO 5TH FLOOR
(SCALE 1:100)



SECTION AT A'-A'
(SCALE 1:100)